# SKETCH AND DESCRIPTION
# PORTICO

## DESCRIPTION

PARCEL OF LAND LYING IN SECTIONS 33 AND 34, TOWNSHIP 43 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA, BEING COMPRISED OF ALL OF "PORTICO PHASE I", AS RECORDED IN CLERK'S INSTRUMENT NUMBER 2006000411756, PUBLIC RECORDS OF LEE COUNTY, FLORIDA, AND ALL OF THE SOUTH-HALF OF SAID SECTION 34, ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 33; THENCE S.0°50'15"E. ALONG THE EAST LINE OF SAID SECTION 33, A DISTANCE OF 187.50 FEET TO THE POINT-OF-BEGINNING OF THIS DESCRIPTION; THENCE ALONG THE BOUNDARY OF SAID "PORTICO PHASE 1" FOR THE NEXT FOUR (4) COURSES; S.0°50'15"E. ALONG SAID EAST LINE, A DISTANCE OF 2250.05 FEET TO AN INTERSECTION WITH A NON-TANGENT CURVE TO THE RIGHT; THENCE ALONG AN ARC OF SAID CURVE, HAVING A RADIUS OF 240.00 FEET, A CENTRAL ANGLE OF 06°55'14" AND WHOSE CHORD BEARS S.48°34'00"E. FOR A DISTANCE OF 28.97 FEET, ARC LENGTH BEING 28.99 FEET; THENCE S.45°06'23"E. ALONG A TANGENT LINE, A DISTANCE OF 156.71 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT; THENCE ALONG AN ARC OF SAID CURVE, HAVING A RADIUS OF 240.00 FEET, A CENTRAL ANGLE OF 21°30'24" AND WHOSE CHORD BEARS S.34°21'11"E. FOR A DISTANCE OF 89.56 FEET, ARC LENGTH BEING 90.09 FEET TO AN INTERSECTION WITH THE EAST-WEST QUARTER LINE OF SAID SECTION 34; THENCE N.89°15'30"E., ALONG THE SAID EAST-WEST QUARTER LINE, LEAVING THE BOUNDARY OF SAID "PORTICO PHASE I", A DISTANCE OF 5100.79 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 34; THENCE S.0°59'28"E. ALONG THE EAST LINE OF SAID SECTION 34, A DISTANCE OF 2654.48 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 34; THENCE S.89°04'55"W. ALONG THE SOUTH LINE OF SAID SECTION 34, A DISTANCE OF 5290.35 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 34; THENCE N0°47'28"W. ALONG THE WEST LINE OF SAID SECTION 34, A DISTANCE OF 2670.74 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 34, SAID QUARTER CORNER LYING ON THE SOUTH LINE OF SAID "PORTICO PHASE I"; THENCE ALONG THE BOUNDARY OF SAID "PORTICO PHASE I" FOR TNE NEXT NINE (9) COURSES; S.88°59'10"W. A DISTANCE OF 1980.78 FEET; THENCE S.0°41'08"E. A DISTANCE OF 1333.22 FEET; THENCE S.89°02'54"W. A DISTANCE OF 1988.34 FEET; THENCE N.0°56'52"W. A DISTANCE OF 1331.03 FEET; THENCE N.88°59'10"E. A DISTANCE OF 1334.18 FEET; THENCE N.0°39'01"W. A DISTANCE OF 1321.78 FEET; THENCE S.89°09'28"W. A DISTANCE OF 2391.80 FEET TO AN INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY LINE OF "BUCKINHAM ROAD"; THENCE N.24°23'10"E. ALONG SAID BOUNDARY OF "PORTICO PHASE I" AND THE EASTERLY RIGHT-OF-WAY OF "BUCKINHAM ROAD", A DISTANCE OF 1263.86 FEET; THENCE N.89°10'16"E. A DISTANCE OF 4489.91 FEET TO THE SAID POINT-OF-BEGINNING OF THIS DESCRIPTION.

CONTAINING 25,663,514 SQUARE FEET (589.15 ACRES), MORE OR LESS.

BEARINGS ARE BASED ON STATE PLAN, FLORIDA GRID, WEST ZONE NAD 1983 (1990 ADJUSTMENT), MAKING THE EAST LINE OF THE NORTHEAST-QUARTER OF SAID SECTION 33, BEAR S.0°50'15"E.

RECEIVED
AUG 03 2018
COMMUNITY DEVELOPMENT

## SURVEY NOTES:

DESCRIPTIONS SHOWN HEREON ARE NEW.

SKETCH AND DESCRIPTION PREPARED IN ACCORDANCE WITH THE STATE OF FLORIDA'S STANDARDS FOR SURVEYING, RULE 5J-17 F.A.C.

BEARINGS BASED ON THE EASTERLY LINE OF THE NORTHEAST-QUARTER OF SECTION 33, T. 43 S., R. 26 E. AS BEARING S.0°50'15"E.

COORDINATES SHOWN HEREON BASED ON FLORIDA GRID, WEST ZONE, NAD 83/90.

UNLESS IT BEARS THE SIGNATURE AND ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER, AND ALL SHEETS ARE INCLUDED, THIS MAP IS NOT VALID.

THIS IS NOT A SURVEY!

DCI 2018-00018

## ABBREVIATIONS

| | | |
|---|---|---|
| C1 | = | CURVE DESIGNATION |
| INSTR. | = | INSTRUMENT |
| L1 | = | LINE DESIGNATION |
| PG. | = | PAGE |
| P.B. | = | PLAT BOOK |
| POB | = | POINT-OF-BEGINNING |
| POC | = | POINT-OF-COMMENCEMENT |
| R/W | = | RIGHT-OF-WAY |

PREPARED BY:

MARK A. HATFIELD, PSM — DATE 7-24-18
FLA. CERT. NO. 4155

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I:\17103 - Portico\Plans\For RPD Zoning\Current RPD\17103 - Portico sketch and desc ALL 589 Ac w RPD Rev2.dwg

PROJECT: PORTICO

LOCATION: SECTIONS 33 & 34, TOWNSHIP 43 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA

CONSULTANT:

MORRIS DEPEW
ENGINEERS • PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS
FL CA NO. 6532 / FL CERT NO. LB6891 / LC26000330

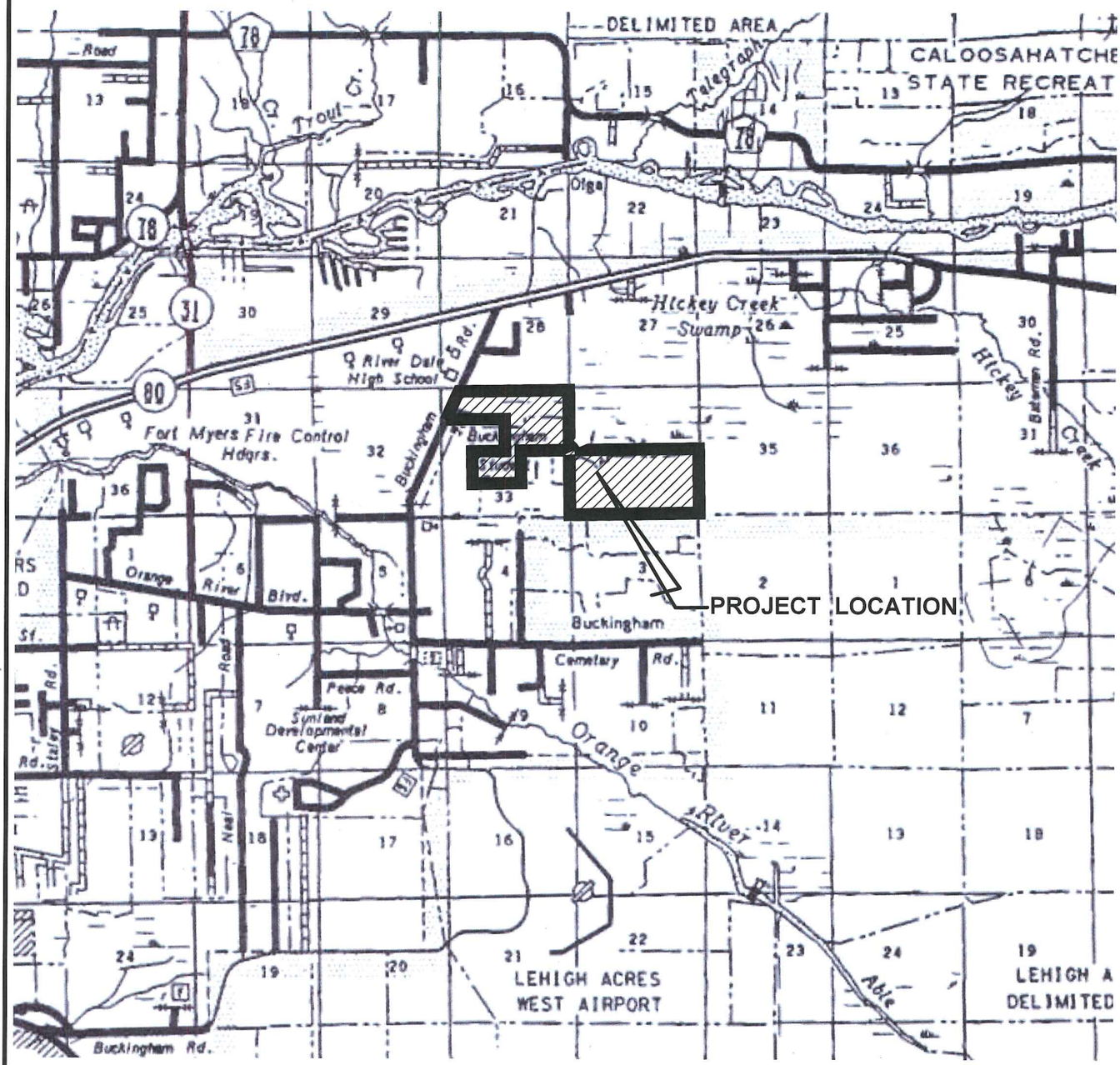
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**Destin**
495 Grand Boulevard
Suite 206
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Toll free: 866-337-7341

CLIENT: LENNAR

| | |
|---|---|
| PROJECT MANAGER: | DGM |
| DRAWING BY: | DGM |
| JURISDICTION: | LEE COUNTY, FLORIDA |
| DATE: | JANUARY 31, 2018 |
| SHEET TITLE: | SKETCH AND DESCRIPTION |
| SHEET NUMBER: | 1 OF 3 |
| JOB/FILE NUMBER: | 17103 |




# SKETCH AND DESCRIPTION
# PORTICO

## VICINITY MAP

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DCI 2018-00018

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I:\17103 - Portico\Plans\For RPD Zoning\Current RPD\17103 - Portico sketch and desc ALL 589 Ac w RPD Rev2.dwg

PROJECT:
PORTICO

LOCATION:
SECTIONS 33 & 34,
TOWNSHIP 43 SOUTH,
RANGE 26 EAST
LEE COUNTY, FLORIDA

CONSULTANT:
MORRIS DEPEW
ENGINEERS • PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS
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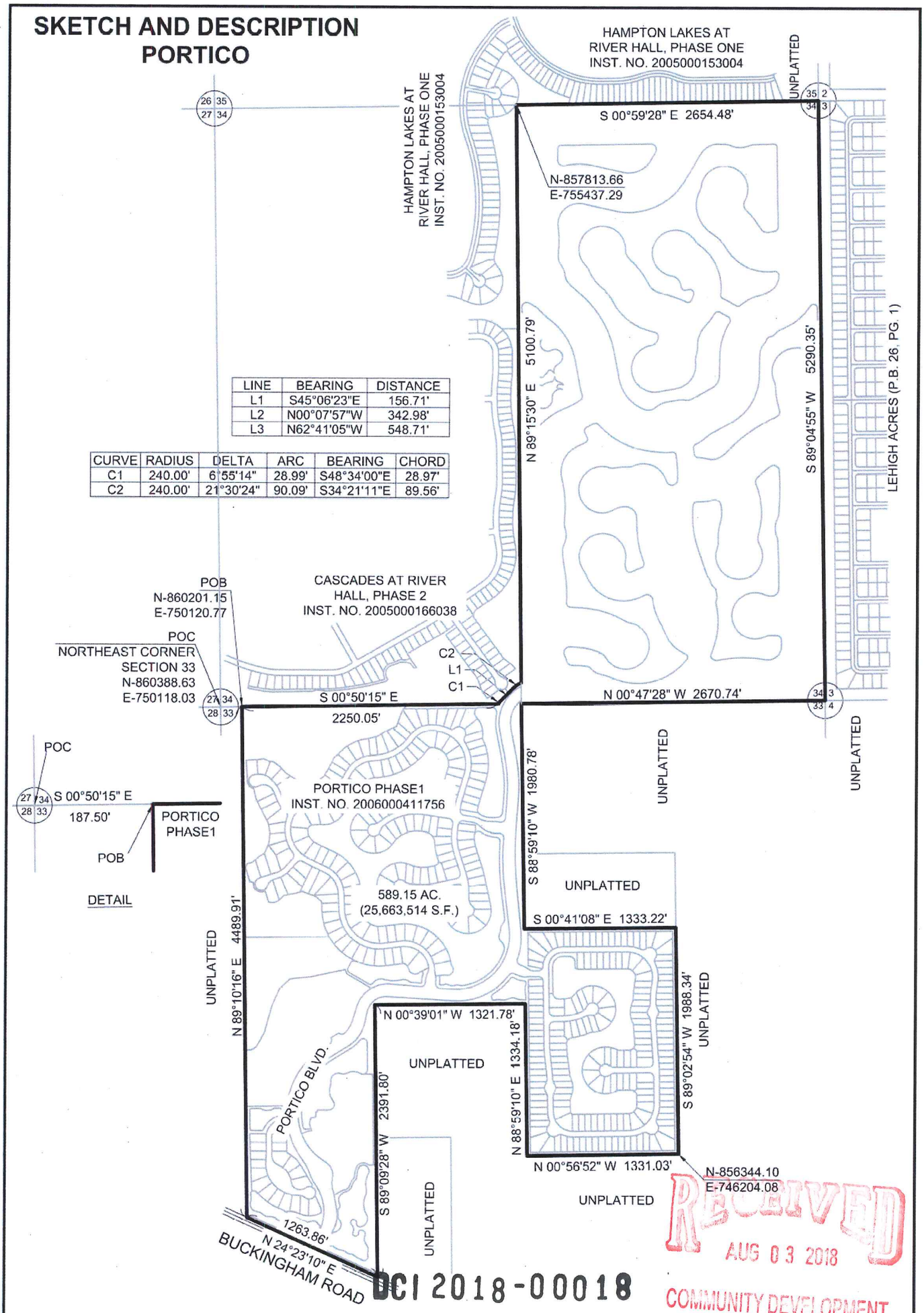
Destin
495 Grand Boulevard
Suite 206
Miramar Beach, FL 32550
Toll free: 866-337-7341

CLIENT:
LENNAR

0 0.5 1.0
SCALE OF MILES

| | |
|---|---|
| PROJECT MANAGER: | DGM |
| DRAWING BY: | DGM |
| JURISDICTION: | LEE COUNTY, FLORIDA |
| DATE: | JANUARY 31, 2018 |
| SHEET TITLE: | SKETCH AND DESCRIPTION RPD |
| SHEET NUMBER: | 2 OF 3 |
| JOB/FILE NUMBER: | 17103 |

# SKETCH AND DESCRIPTION
# PORTICO




| LINE | BEARING | DISTANCE |
|---|---|---|
| L1 | S45°06'23"E | 156.71' |
| L2 | N00°07'57"W | 342.98' |
| L3 | N62°41'05"W | 548.71' |

| CURVE | RADIUS | DELTA | ARC | BEARING | CHORD |
|---|---|---|---|---|---|
| C1 | 240.00' | 6°55'14" | 28.99' | S48°34'00"E | 28.97' |
| C2 | 240.00' | 21°30'24" | 90.09' | S34°21'11"E | 89.56' |

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AUG 03 2018
COMMUNITY DEVELOPMENT

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PROJECT:
PORTICO

LOCATION:
SECTIONS 33 & 34,
TOWNSHIP 43 SOUTH,
RANGE 26 EAST
LEE COUNTY, FLORIDA

CONSULTANT:
MORRIS DEPEW
ENGINEERS • PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS
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Destin
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Toll free: 866-337-7341

CLIENT:
LENNAR

0 1000' 2000'
SCALE 1"=1000'

| | |
|---|---|
| PROJECT MANAGER: | DGM |
| DRAWING BY: | DGM |
| JURISDICTION: | LEE COUNTY, FLORIDA |
| DATE: | JANUARY 31, 2018 |
| SHEET TITLE: | SKETCH AND DESCRIPTION |
| SHEET NUMBER: | 3 OF 3 |
| JOB/FILE NUMBER: | 17103 |

SURVEY NOTES:

THE DESCRIPTION SHOWN HEREON IS NEW.

THIS MAP IS NOT A CERTIFICATION OF TITLE, ZONING, SETBACKS OR FREEDOM OF ENCUMBRANCES. ALL MATTERS OF TITLE SHOULD BE REFERRED TO AN ATTORNEY AT LAW.

SURVEY PREPARED IN ACCORDANCE WITH THE STATE OF FLORIDA'S STANDARDS OF PRACTICE FOR SURVEYING, RULE 5J-17 F.A.C.

PARCEL IS SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS OF WAY OF RECORD.

BEARINGS BASED ON THE EASTERLY LINE OF THE NORTHEAST-QUARTER OF SECTION 33, T. 43 S., R. 26 E. AS BEARING S.0°50'15"E.

COORDINATES SHOWN HEREON BASED ON FLORIDA GRID, WEST ZONE, NAD 83/90.

THE LOCATION OR EXISTENCE OF ANY UNDERGROUND OR NONVISIBLE UTILITIES OR FOUNDATIONS HAVE NOT BEEN INVESTIGATED.

THIS PARCEL LIES IN FLOOD ZONE "X" WITH NO BASE FLOOD ELEVATION. THIS INFORMATION WAS TAKEN FROM FLOOD INSURANCE RATE MAPS 12071C0303F AND 12071C0304F WITH AN EFFECTIVE DATE OF 8/8/2008.

THIS SURVEY WAS NOT INTENDED TO DELINEATE OR DEFINE ANY WETLANDS, ENVIRONMENTALLY SENSITIVE AREAS, WILDLIFE HABITATS OR JURISDICTIONAL LINES OF ANY FEDERAL, STATE, REGIONAL OR LOCAL AGENCY, BOARD, COMMISSION OR OTHER ENTITY.

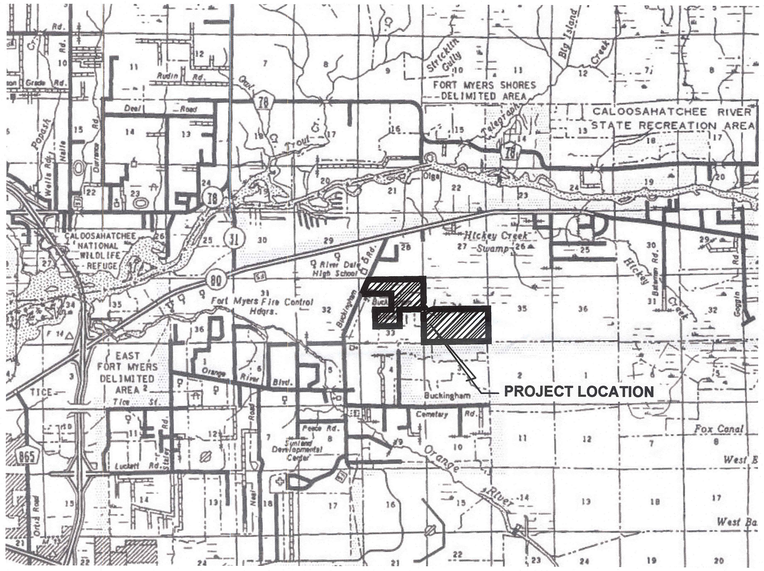
LAST DATE OF FIELD WORK PERFORMED ON 1/31/2018, IN FIELD BOOK 141 PAGE 01.

IMPROVEMENTS NOT SHOWN ON THIS SURVEY.

THIS IS NOT INTENDED TO BE A SURVEY OF EACH INDIVIDUAL LOT BUT IS AN OVERALL BOUNDARY SURVEY OF THE LEGAL DESCRIPTION SHOWN HEREON.

SEE SHEET 4 OF 4 FOR AERIAL SHOWING LIMITED IMPROVEMENTS.

WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER, THIS MAP IS NOT VALID




VICINITY MAP

1 0 1/2 1

SCALE OF MILES
1" = 1 MILE

N

**DESCRIPTION**

PARCEL OF LAND LYING IN SECTIONS 33 AND 34, TOWNSHIP 43 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA, BEING COMPRISED OF ALL OF "PORTICO PHASE I", AS RECORDED IN CLERK'S INSTRUMENT NUMBER 2006000411756, PUBLIC RECORDS OF LEE COUNTY, FLORIDA, AND ALL OF THE SOUTH-HALF OF SAID SECTION 34, ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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CONTAINING 25,663,514 SQUARE FEET (589.15 ACRES), MORE OR LESS.

BEARINGS ARE BASED ON STATE PLAN, FLORIDA GRID, WEST ZONE NAD 1983 (1990 ADJUSTMENT), MAKING THE EAST LINE OF THE NORTHEAST-QUARTER OF SAID SECTION 33, BEAR S.0°50'15"E.

PREPARED BY:

7-24-18

MARK A. HATFIELD, P.S.M. DATE
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 4155

MARK A. HATFIELD
LICENSED SURVEYOR
4155
STATE OF FLORIDA

REVIEWED
AUG 08 2018
COMMUNITY DEVELOPMENT

DCI 2018-00018

PROJECT:

PORTICO RESIDENTIAL PLANNED DEVELOPMENT

LOCATION:

PARCELS OF LAND IN SEC. 33 & 34
TW. 43 S., R. 26 E.,
LEE COUNTY, FLORIDA

CLIENT:

LENNAR

CONSULTANT:

MORRIS DEPEW
ENGINEERS • PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS
FL CA NO. 6532 / FL CERT NO. LB6991 / LC26000330

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Suite 208
Miramar Beach, FL 32550
Toll free: 866-337-7341

PREPARED BY:

| REVISIONS | DATE |
|---|---|
| VARIOUS. | MAH & BMH . 2018-07-24 |
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| | |

| | |
|---|---|
| PROJECT MANAGER: | MAH |
| DRAWING BY: | BMH |
| JURISDICTION: | LEE COUNTY, FLORIDA |
| DATE: | 2/1/2018 |

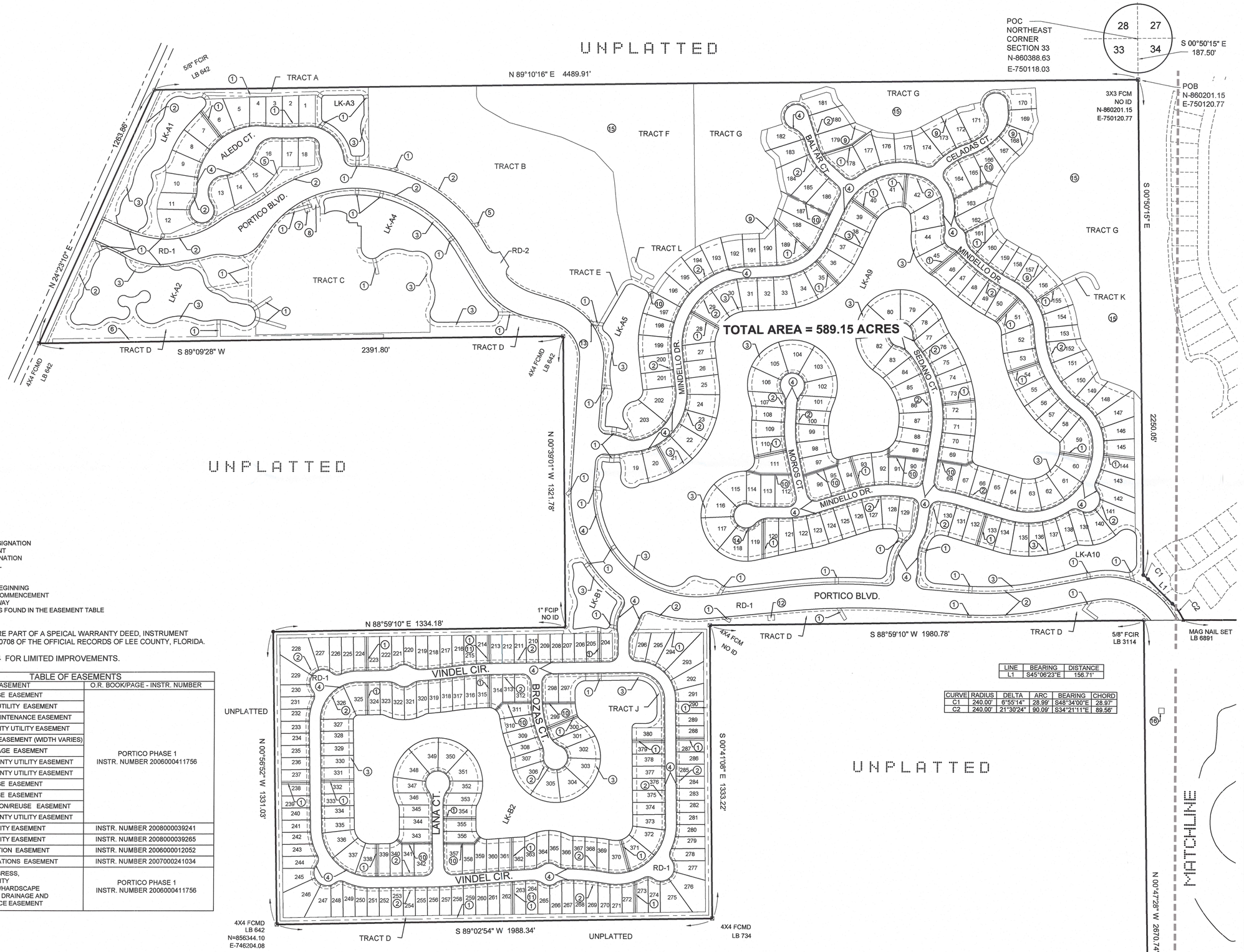
SHEET TITLE:

BOUNDARY SURVEY

SHEET NUMBER: 1 OF 4

JOB/FILE NUMBER: 17103

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**ABBREVIATIONS**

| | | |
|---|---|---|
| C1 | = | CURVE DESIGNATION |
| INSTR. | = | INSTRUMENT |
| L1 | = | LINE DESIGNATION |
| (NR) | = | NON-RADIAL |
| PG. | = | PAGE |
| P.B. | = | PLAT BOOK |
| POB | = | POINT-OF-BEGINNING |
| POC | = | POINT-OF-COMMENCEMENT |
| R/W | = | RIGHT-OF-WAY |
| ② | = | EASEMENTS FOUND IN THE EASEMENT TABLE |

ALL "LK" TRACTS ARE PART OF A SPEICAL WARRANTY DEED, INSTRUMENT NUMBER 2006000260708 OF THE OFFICIAL RECORDS OF LEE COUNTY, FLORIDA.

SEE SHEET 4 OF 4 FOR LIMITED IMPROVEMENTS.

TABLE OF EASEMENTS

| EASE NO. | TYPE OF EASEMENT | O.R. BOOK/PAGE - INSTR. NUMBER |
|---|---|---|
| ① | 15' DRAINAGE EASEMENT | PORTICO PHASE 1 INSTR. NUMBER 2006000411756 |
| ② | 10' PUBLIC UTILITY EASEMENT | |
| ③ | 20' LAKE MAINTENANCE EASEMENT | |
| ④ | 5' LEE COUNTY UTILITY EASEMENT | |
| ⑤ | DRAINAGE EASEMENT (WIDTH VARIES) | |
| ⑥ | 19.5' DRAINAGE EASEMENT | |
| ⑦ | 20' LEE COUNTY UTILITY EASEMENT | |
| ⑧ | 35' LEE COUNTY UTILITY EASEMENT | |
| ⑨ | 25' DRAINAGE EASEMENT | |
| ⑩ | 10' DRAINAGE EASEMENT | |
| ⑪ | 15' IRRIGATION/REUSE EASEMENT | |
| ⑫ | 30' LEE COUNTY UTILITY EASEMENT | |
| ⑬ | PUBLIC UTILITY EASEMENT | INSTR. NUMBER 2008000039241 |
| ⑭ | PUBLIC UTILITY EASEMENT | INSTR. NUMBER 2008000039265 |
| ⑮ | CONSERVATION EASEMENT | INSTR. NUMBER 2006000012052 |
| ⑯ | COMMUNICATIONS EASEMENT | INSTR. NUMBER 2007000241034 |
| RD-1 RD-2 | INGRESS-EGRESS, PUBLIC UTILITY LANDSCAPE/HARDSCAPE IRRIGATION, DRAINAGE AND MAINTENANCE EASEMENT | PORTICO PHASE 1 INSTR. NUMBER 2006000411756 |

| LINE | BEARING | DISTANCE |
|---|---|---|
| L1 | S45°06'23"E | 156.71' |

| CURVE | RADIUS | DELTA | ARC | BEARING | CHORD |
|---|---|---|---|---|---|
| C1 | 240.00' | 6°55'14" | 28.99' | S48°34'00"E | 28.97' |
| C2 | 240.00' | 21°30'24" | 90.09' | S34°21'11"E | 89.56' |

PROJECT:

PORTICO RESIDENTIAL PLANNED DEVELOPMENT

LOCATION:

PARCELS OF LAND IN SEC. 33 & 34 TW. 43 S., R. 26 E., LEE COUNTY, FLORIDA

CLIENT:

LENNAR

CONSULTANT:

MORRIS DEPEW
ENGINEERS • PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS
FL CA NO. 6532 / FL CERT NO. LB6891 / LC26000330

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PREPARED BY:

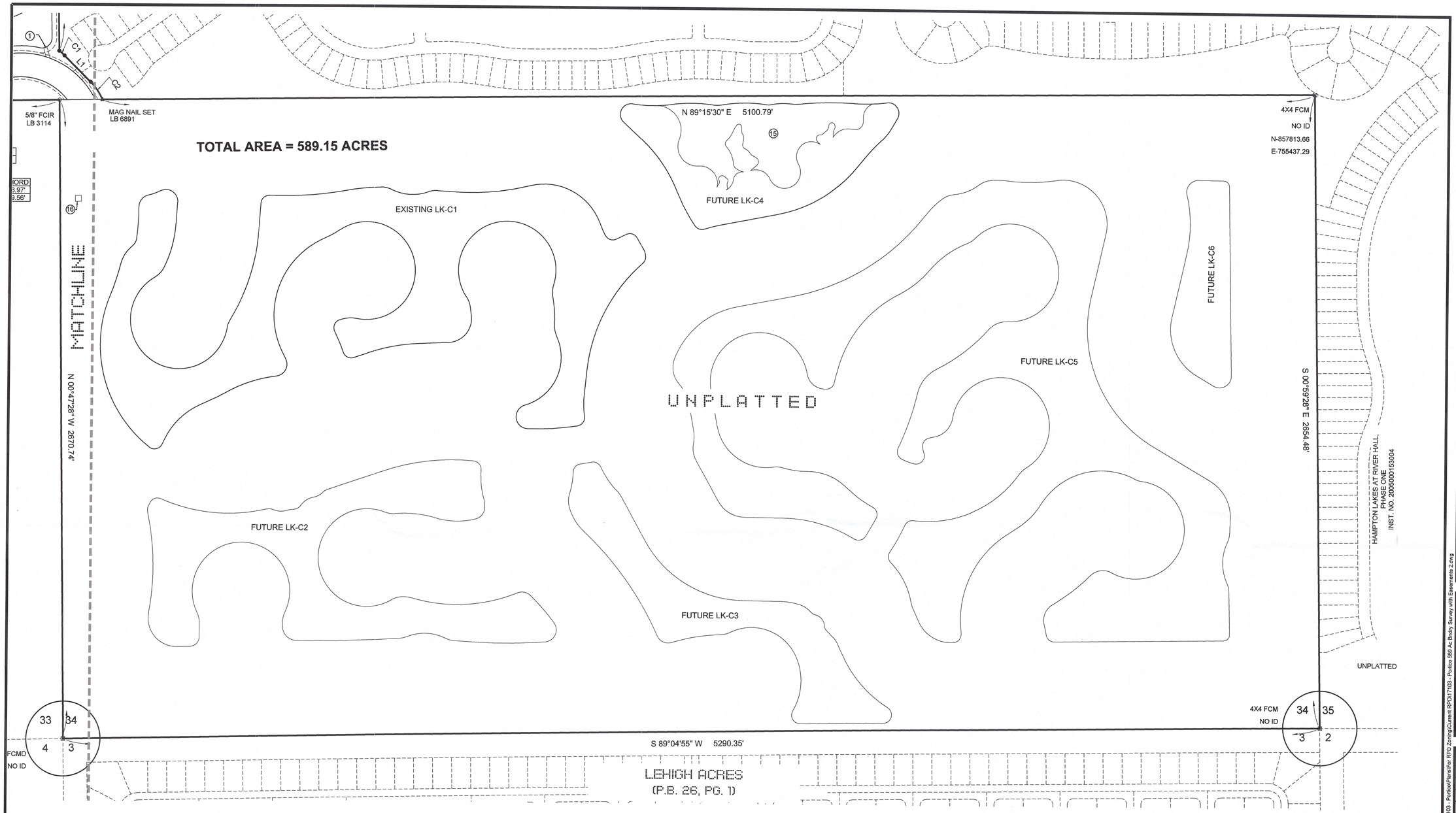
| REVISIONS | DATE |
|---|---|
| VARIOUS. | MAH & BMH . 2018-07-24 |

| | |
|---|---|
| PROJECT MANAGER: | MAH |
| DRAWING BY: | BMH |
| JURISDICTION: | LEE COUNTY, FLORIDA |
| DATE: | 2/1/2018 |
| SHEET TITLE: | BOUNDARY SURVEY |
| SHEET NUMBER: | 2 OF 4 |
| JOB/FILE NUMBER: | 17103 |

-400 0 200 400
SCALE 1"=400'

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COMMUNITY DEVELOPMENT
DCI 2018-00018




ALL "LK" TRACTS ARE PART OF A SPEICAL WARRANTY DEED, INSTRUMENT NUMBER 2006000260708 OF THE OFFICIAL RECORDS OF LEE COUNTY, FLORIDA.

SEE SHEET 4 OF 4 FOR LIMITED IMPROVEMENTS.

**ABBREVIATIONS**

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R/W = RIGHT-OF-WAY

| TABLE OF EASEMENTS | | |
|---|---|---|
| EASE NO. | TYPE OF EASEMENT | O.R. BOOK/PAGE - INSTR. NUMBER |
| 15 | CONSERVATION EASEMENT | INSTR. NUMBER 2006000012052 |
| 16 | COMMUNICATIONS EASEMENT | INSTR. NUMBER 2007000241034 |

PROJECT:

PORTICO
RESIDENTIAL
PLANNED
DEVELOPMENT

LOCATION:

PARCELS OF LAND IN SEC. 33 & 34
TW. 43 S., R. 26 E.,
LEE COUNTY, FLORIDA

CLIENT:

LENNAR

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PREPARED BY:

| REVISIONS | DATE |
|---|---|
| VARIOUS. | MAH & BMH . 2018-07-24 |

| | |
|---|---|
| PROJECT MANAGER: | MAH |
| DRAWING BY: | BMH |
| JURISDICTION: | LEE COUNTY, FLORIDA |
| DATE: | 2/1/2018 |

SHEET TITLE:

BOUNDARY SURVEY

SHEET NUMBER:

3 OF 4

400 0 100 200
SCALE 1"=200'

JOB/FILE NUMBER: 17103

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COMMUNITY DEVELOPMENT

DCI2018-00018




AERIAL PROVIDED BY LEE COUNTY PROPERTY APPRAISER - 2017 PHOTO

PROJECT:

# PORTICO RESIDENTIAL PLANNED DEVELOPMENT

LOCATION:

PARCELS OF LAND IN SEC. 33 & 34
TW. 43 S., R. 26 E.,
LEE COUNTY, FLORIDA

CLIENT:

LENNAR


CONSULTANT:

MORRIS DEPEW
ENGINEERS • PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS
FL CA NO. 6532 / FL CERT NO. L86901 / LC26000330

**Fort Myers**
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Toll free: 866-337-7341

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Tallahassee, Florida 32301
Toll free: 866-337-7341

**Destin**
495 Grand Boulevard
Suite 206
Miramar Beach, FL 32550
Toll free: 866-337-7341


PREPARED BY:

| REVISIONS | DATE |
|---|---|
| | |
| VARIOUS. | MAH & BMH . 2018-07-24 |

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| PROJECT MANAGER: | MAH |
| DRAWING BY: | BMH |
| JURISDICTION: | LEE COUNTY, FLORIDA |
| DATE: | 2/1/2018 |

SHEET TITLE:

## BOUNDARY SURVEY
AERIAL SHOWING IMPROVEMENTS

SHEET NUMBER: 4 OF 4

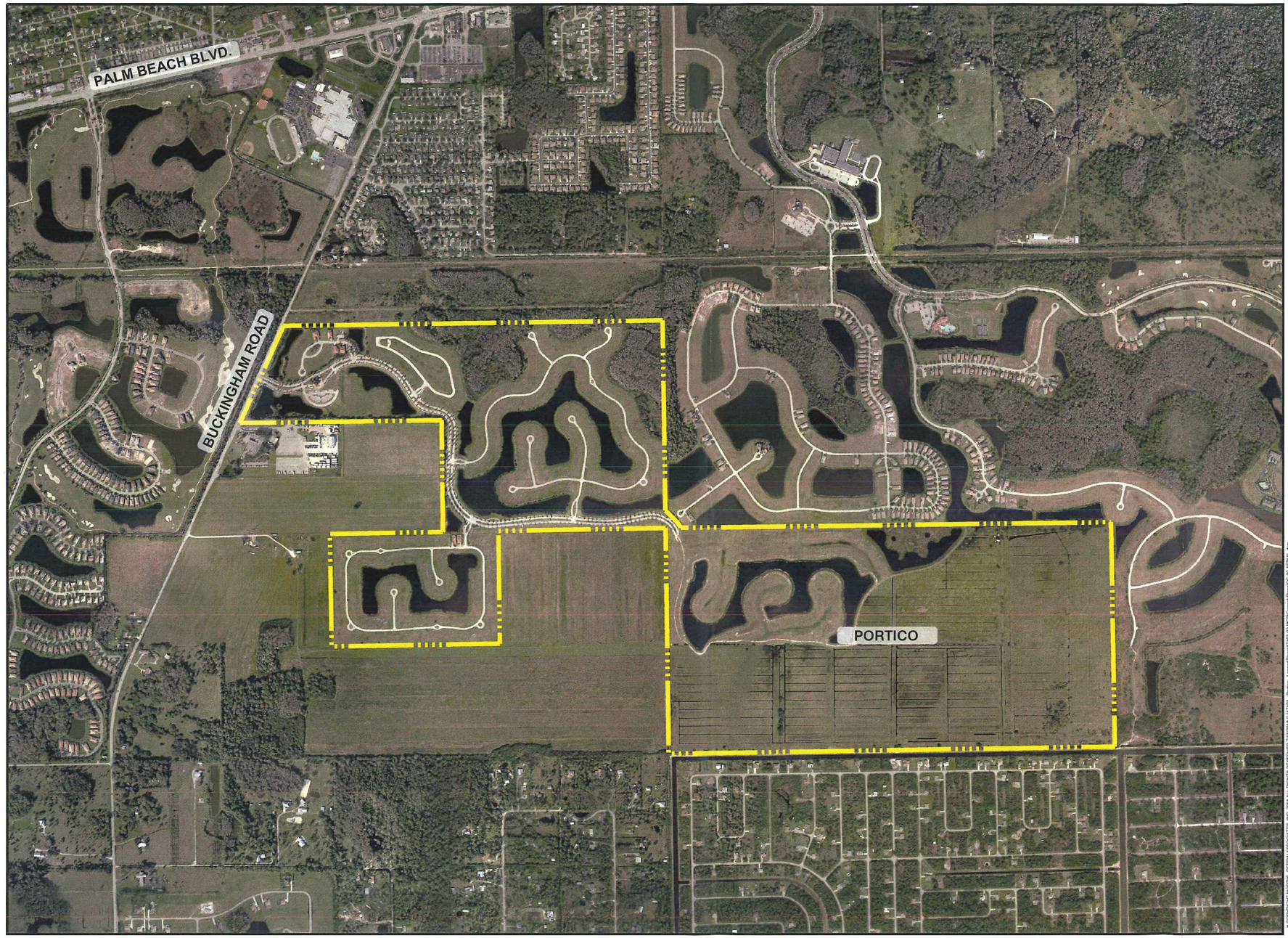
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JOB/FILE NUMBER: 17103

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PROJECT:

PORTICO RPD

LOCATION:

LEE COUNTY, FLORIDA

CLIENT:

LENNAR

CONSULTANT:

MORRIS DEPEW
ENGINEERS • PLANNERS • SURVEYORS
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FL CA NO. 6932 | FL CERT NO. LB6691 | LC26000330

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PREPARED BY:

| REVISIONS | DATE |
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| PROJECT MANAGER: | TME |
| DRAWING BY: | DAL |
| JURISDICTION: | LEE COUNTY |
| DATE: | 07/18/2018 |

SHEET TITLE:

AERIAL

SHEET NUMBER:

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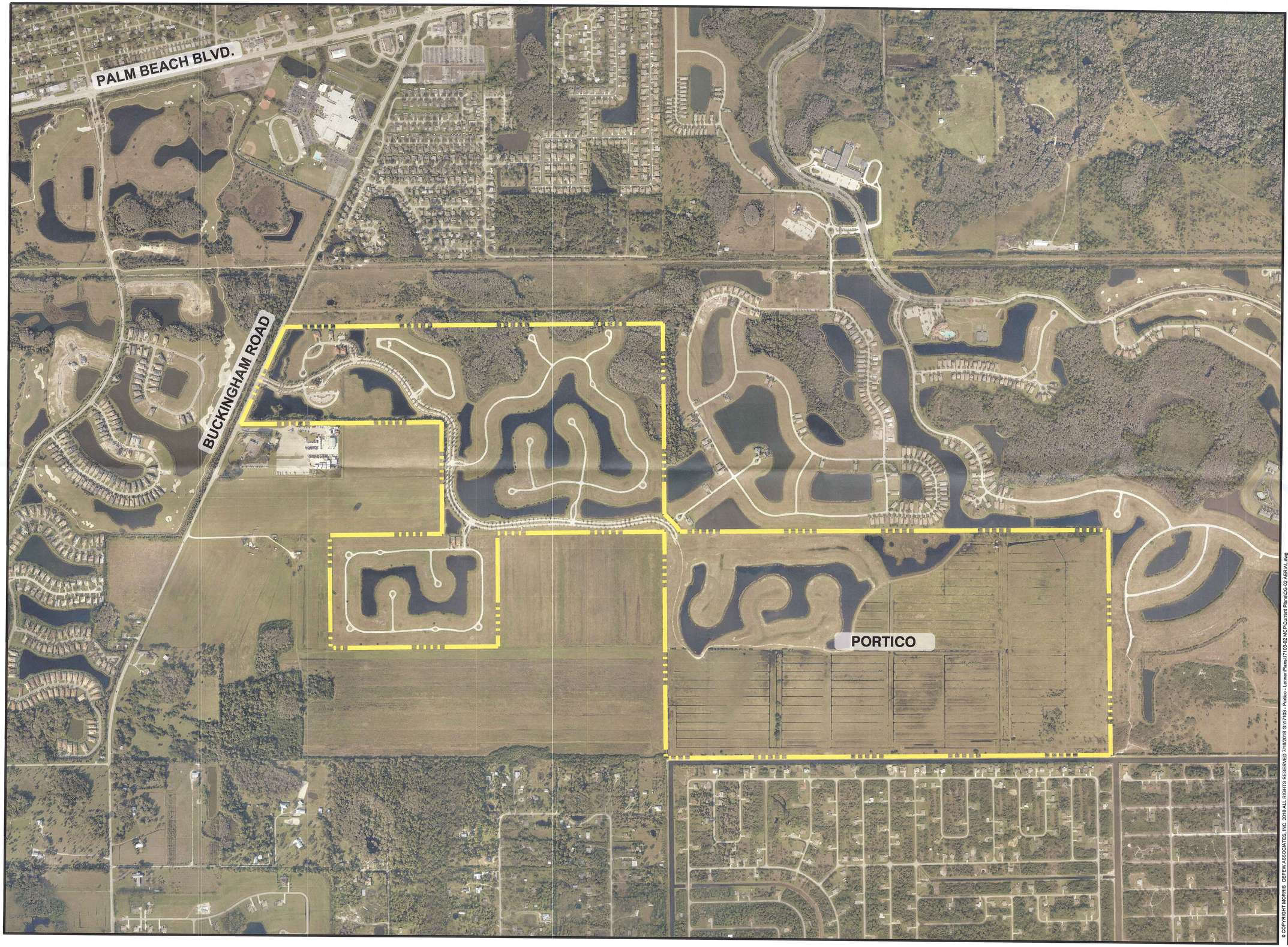
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SCALE 1"=500'

JOB/FILE NUMBER: 17103-02

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PROJECT:

PORTICO RPD

LOCATION:

LEE COUNTY, FLORIDA

CLIENT:

LENNAR

CONSULTANT:

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Toll free: 866-337-7341

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| REVISIONS | DATE |
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| PROJECT MANAGER: | TME |
| DRAWING BY: | DAL |
| JURISDICTION: | LEE COUNTY |
| DATE: | 07/18/2018 |

SHEET TITLE:

AERIAL

SHEET NUMBER:

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N

500 0 250 500

SCALE 1"=500'

JOB/FILE NUMBER: 17103-02

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